



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

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OWNERS OF RECORD:

DEBORAH EDDY
A.K.A. DEBORAH L. HENRIQUES
50 HILLSIDE AVENUE
WEBSTER, MA 01570

JOHN J. CZERNICKI
52 HILLSIDE AVENUE
WEBSTER, MA 01570

WEBSTER ASSESSORS INFORMATION:

MAP 26, BLOCK A, LOTS 18 & 19

WEBSTER ZONING INFORMATION:

ZONE: 1-SFR
MINIMUM AREA: 12,000 S.F.
MINIMUM FRONTAGE: 50'
MINIMUM WIDTH AT BUILDING SETBACK: 100'
SETBACKS: FRONT 30', SIDE 15', REAR 15'

DEED REFERENCE:

BK. 17077, PG. 318
BK. 44820, PG. 238

PLAN REFERENCE:

P.B. 131, PL. 8
P.B. 178, PL. 32
P.B. 259, PL. 93
P.B. 469, PL. 86

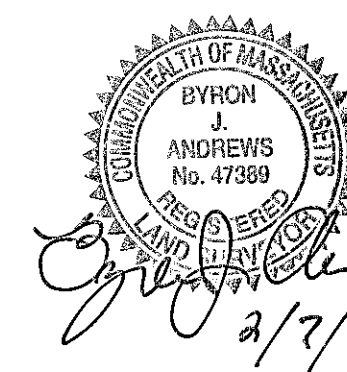
PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED.
WEBSTER PLANNING BOARD

BEING A MAJORITY DATE:

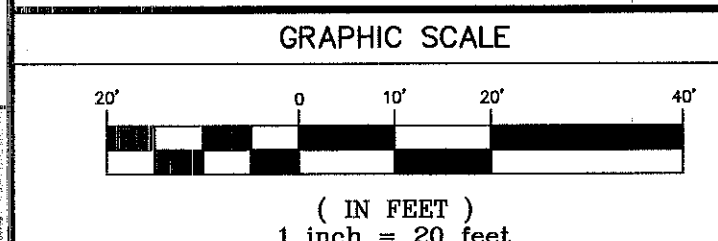
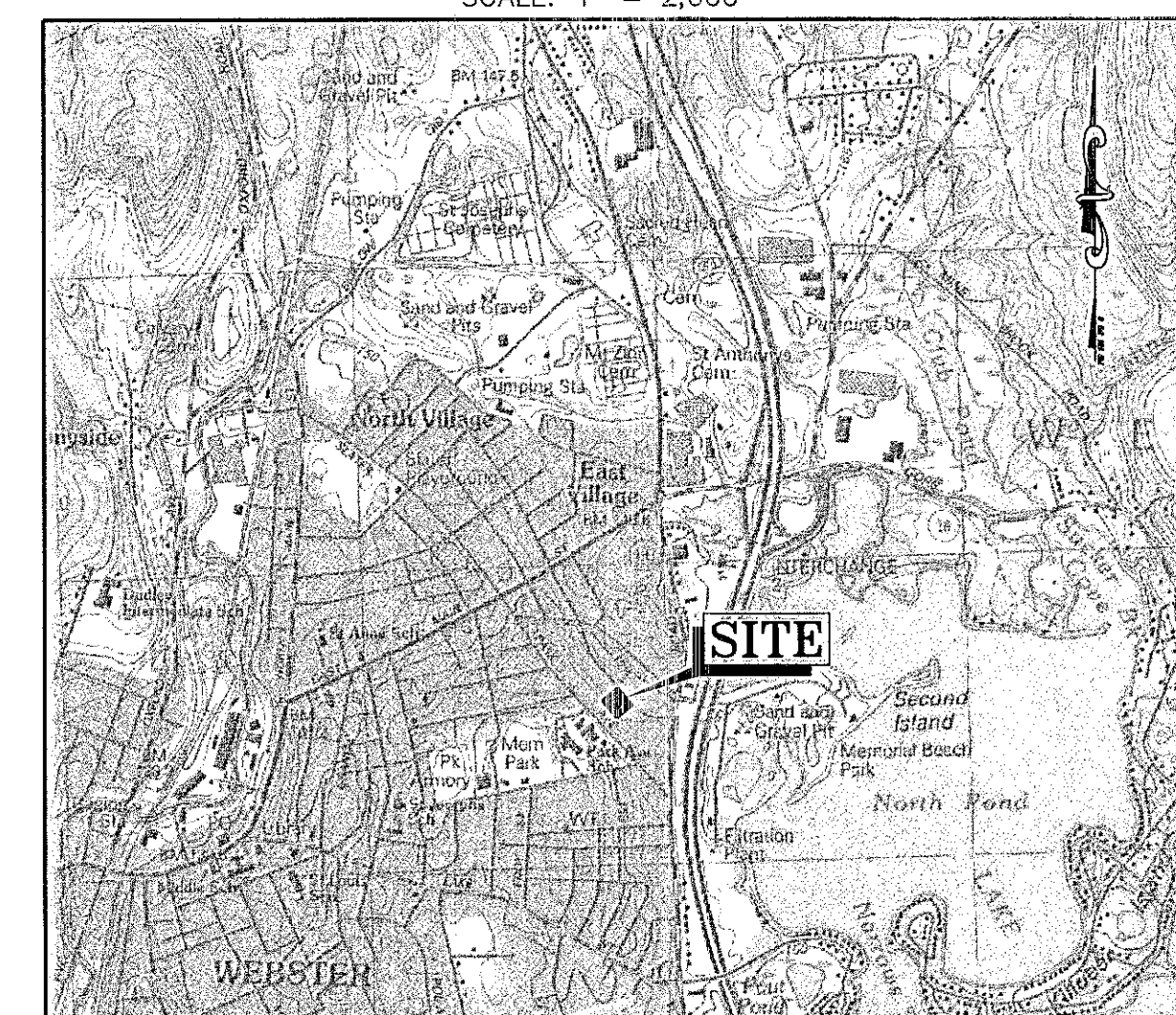
PLANNING BOARD ENDORSEMENT DOES NOT
NECESSARILY MEAN THAT THIS PLAN CONFORMS TO
THE CURRENT ZONING REQUIREMENTS.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE
WITH THE REQUIREMENTS OF 250 CMR 6.00
INCLUDING, BUT NOT LIMITED TO, THE EXISTING
BOUNDARY WITH REFERENCE TO AT LEAST TWO
PERMANENT BOUNDARY MONUMENTS ON OR OFF THE
LAND TO WHICH THE PLAN RELATES. PROVIDING A
REFERENCE TO PREVIOUS SUBMITTALS OR PLANS IS
NOT ADEQUATE TO SHOW A RELATIONSHIP TO THE
RELEVANT MONUMENTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY
WITH THE RULES AND REGULATIONS OF THE
REGISTRARS OF DEEDS IN THE COMMONWEALTH OF
MASSACHUSETTS AND IN COMPLIANCE WITH THE
RULES AND REGULATIONS FOR THE PRACTICE OF
LAND SURVEYING IN THE COMMONWEALTH OF
MASSACHUSETTS. THIS CERTIFICATION IS INTENDED
TO MEET THE REQUIREMENTS OF THE REGISTRY OF
DEEDS AND IS NOT A CERTIFICATION OF TITLE OR
OWNERSHIP OF THE LAND SHOWN HEREIN.



LOCUS MAP
SCALE: 1" = 2,000'



CAD FILE	...\\dwg\\2017-146 ANR.DWG		
DRAWN BY	WCN	FIELD BY	SM, M
CHECKED BY	BA	CALC. BY	JA
DATE	FEBRUARY 2, 2018		
PROJECT NO.	2017-146		
PLAN NO.	L-5179		

TITLE
DIVISION OF LAND
OF
50 & 52 HILLSIDE AVENUE
IN
WEBSTER, MA
OWNED BY
DEBORAH EDDY & JOHN J.
CZERNICKI

MAP 26, BLOCK B, LOT 24
#49 HILLSIDE AVENUE
N/F
ANNABELLE ST. GERMAIN

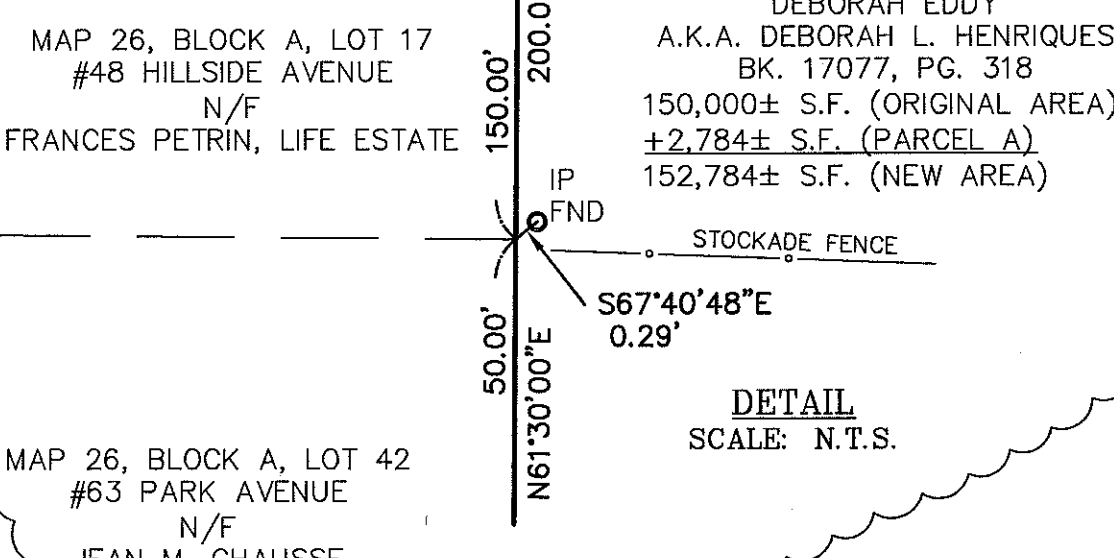
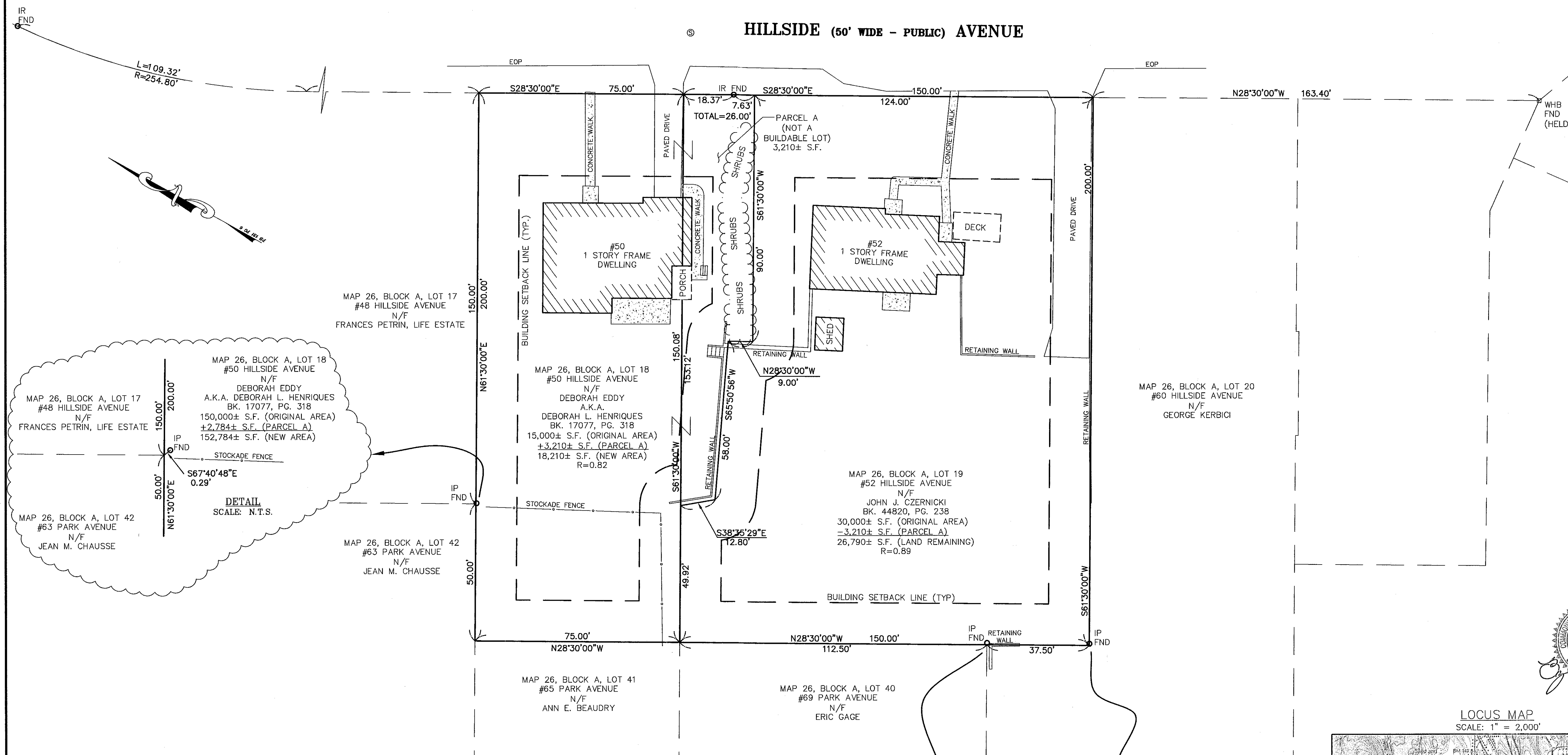
MAP 26, BLOCK B, LOT 21
#53 HILLSIDE AVENUE
N/F
JAMES A. ERRARA

MAP 26, BLOCK B, LOT 20
#55 HILLSIDE AVENUE
N/F
JEAN MOODY

MAP 26, BLOCK B, LOT 19
#57 HILLSIDE AVENUE
N/F
ELIZABETH A. HATCH

MAP 26, BLOCK B, LOT 18
#59 HILLSIDE AVENUE
N/F
DANIEL P. ST. LAURENTI

HILLSIDE (50' WIDE - PUBLIC) AVENUE



LEGEND	
NOW OR FORMERLY	N/F
DRILL HOLE	D.H.
SQUARE FEET	S.F.
FOUND	FND
IRON PIPE	IP
IRON ROD	IR
WORCESTER COUNTY HIGHWAY BOUND W/D.H.	WCH
STOCKADE FENCE	

PARCEL A IS TO BE COMBINED WITH
AND HELD IN COMMON OWNERSHIP
WITH MAP 26, BLOCK A, LOT 18

